

Non-Regulatory Site Plans

Issued for	Preliminary Site Development and Use Plan
Date Issued	December 22, 2021
Latest Issue	December 22, 2021

Bedford Street Planned Development District

475 Bedford Street
Lexington, Massachusetts

Owner

Cresset Lexington LLC
120 Water Street;
Suite 500
Boston, MA 02109

Applicant

Cresset Lexington LLC
120 Water Street;
Suite 500
Boston, MA 02109

Assessor's Map: 84
Lot: 85A



Sheet Index		
No.	Drawing Title	Latest Issue
C1.00	Site Analysis Plan	December 22, 2021
C2.00	Site Locus Plan	December 22, 2021
C3.00	Site Utility Plan	December 22, 2021
C4.00	Snow Storage Plan	December 22, 2021
C5.01-5.04	Vehicle Circulation Plan	December 22, 2021
C6.00	Preliminary Drainage Plan	December 22, 2021
C7.00	Proof Plan	December 22, 2021



101 Walnut Street
PO Box 9151
Watertown, MA 02471
617.924.1770

Engineer/Survey

VHB
101 Walnut Street
PO Box 9151
Watertown, MA 02471

Architect

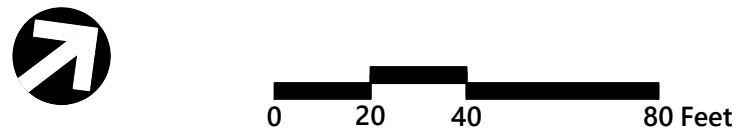
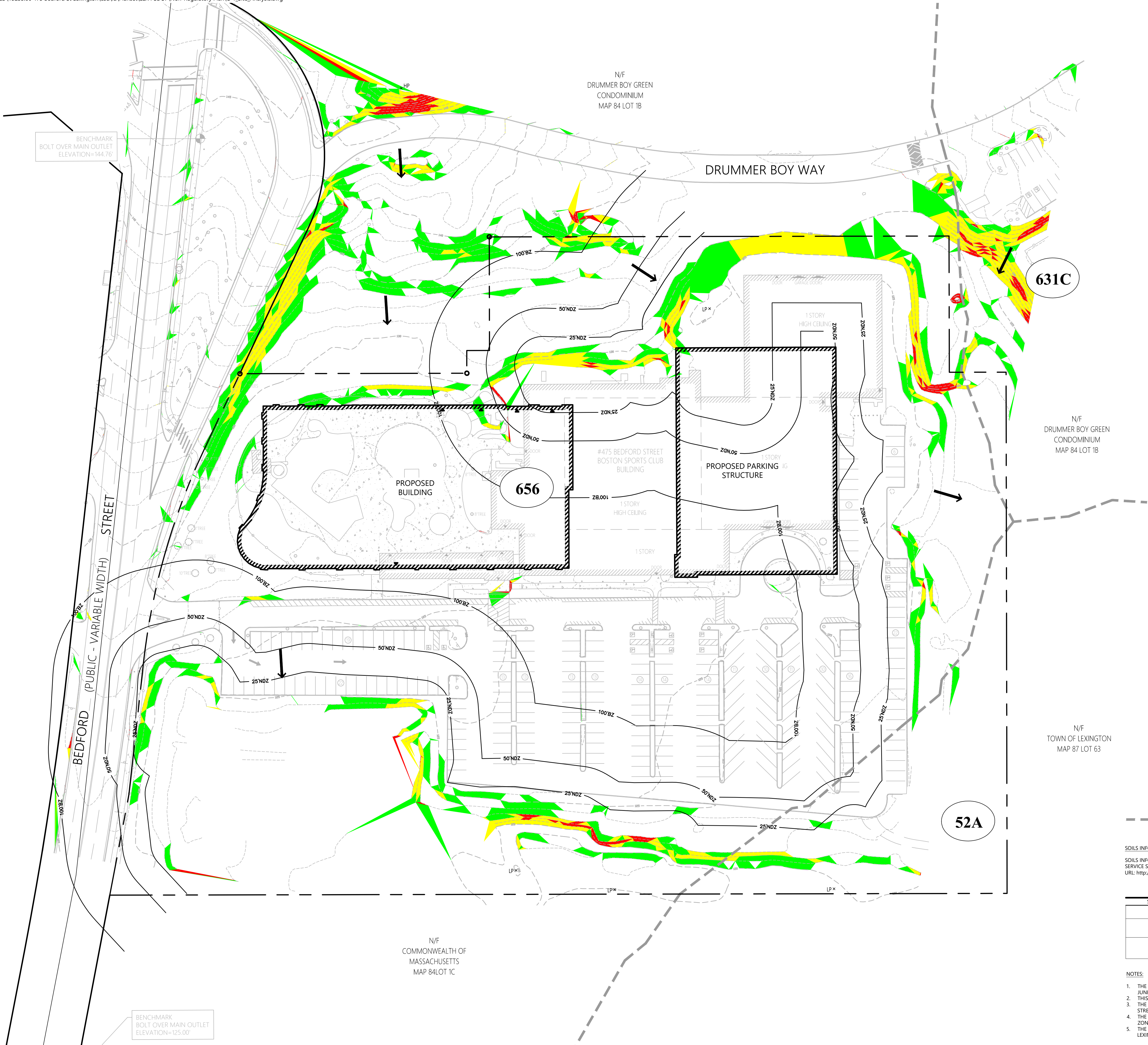
SGA
200 High Street #2
Boston, MA 02110

Transportation

MDM Transportation
Consultants, Inc.
28 Lord Road, Suite 280
Marlborough, MA 01752



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Bedford Street Planned Development District

475 Bedford Street
Lexington, Massachusetts

No.	Revision	Date	Appr'd

Designed by: SMC / JB
Checked by:
Date:
Issued for:
Date:
Dec. 22, 2021

Non-Regulatory Plans;
PSDUP

Not Approved for Construction

Drawing Title
Site Analysis Plan

Drawing Number

C1.00

Sheet

of

1

10

Project Number

15233.00

KEY:

- HP x HIGH POINT
- LP x LOW POINT
- ← DIRECTION OF OVERLAND FLOW
- 15-25% SLOPES
- 25-40% SLOPES
- >40% SLOPES
- SOIL BOUNDARY

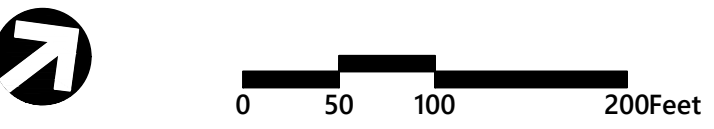
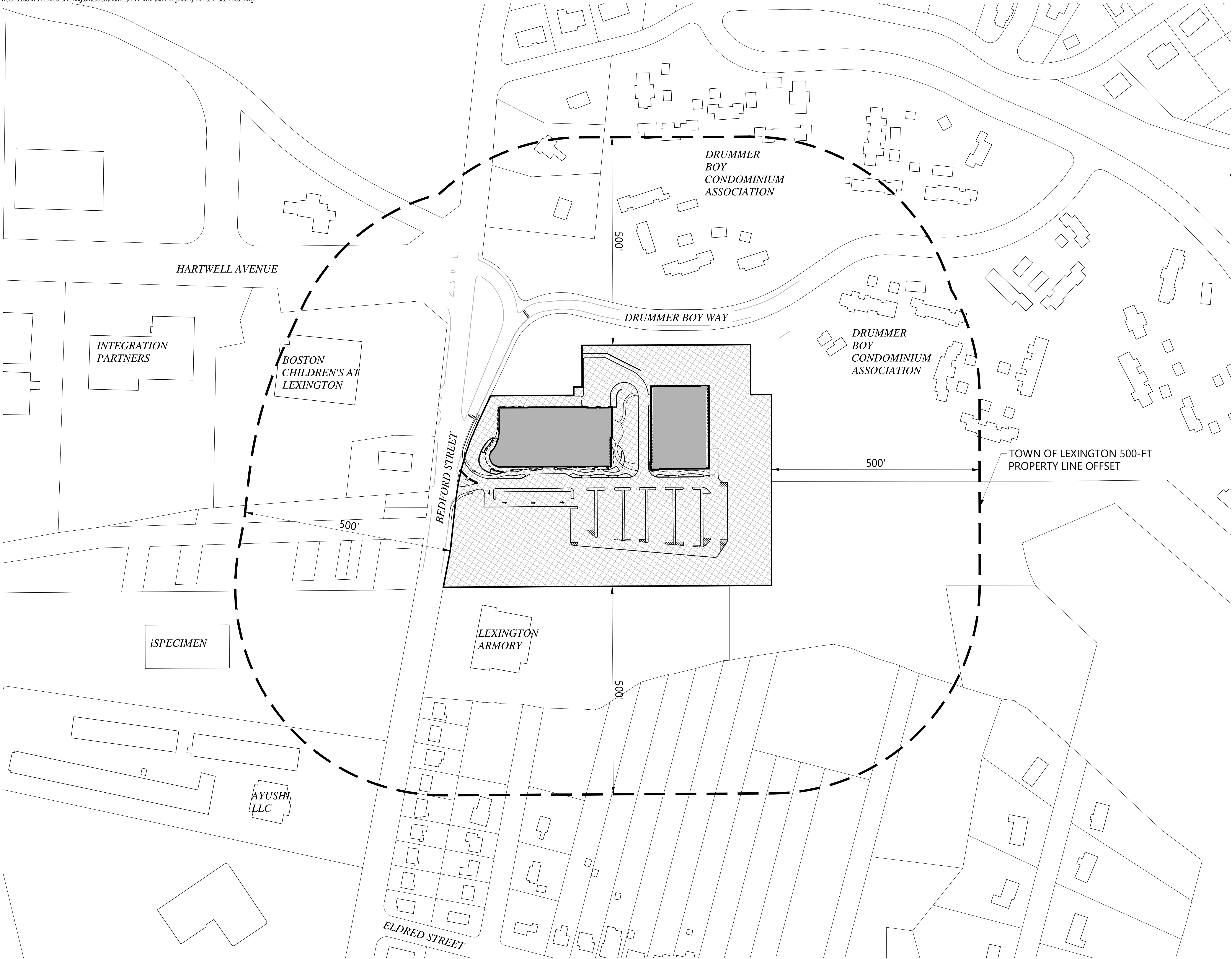
SOILS INFORMATION:

SOILS INFORMATION DERIVED FROM THE USDA NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY OF MIDDLESEX COUNTY, MASSACHUSETTS.
URL: <http://websoilsurvey.nrcs.usda.gov>.

SOIL UNIT	DESCRIPTION
52A	FREETOWN MUCK, 0 TO 1 PERCENT SLOPES
656	UDORTHENTS-URBAN LAND COMPLEX
631C	CHARLTON-URBAN LAND-HOLLIS COMPLEX, 3 TO 15 PERCENT SLOPES, ROCKY

NOTES:

- THE TOPOGRAPHY HEREON WAS DERIVED FROM THE VHB SURVEY PERFORMED JUNE 17, 2021.
- THIS PLAN DOES NOT SHOW ANY EASEMENTS WHICH MAY EXIST.
- THE SOURCE OF NOISE AFFECTING THE SITE IS THE TRAFFIC FLOW ALONG BEDFORD STREET AND DRUMMER BOY WAY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE ONE FAMILY DWELLING (RO) ZONING DISTRICT.
- THE SUBJECT PROPERTY IS DEPICTED AS PARCEL 85A ON THE TOWN OF LEXINGTON'S ASSESSOR'S MAP 84



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Drawing Title
Site Locus Plan

Drawing Number

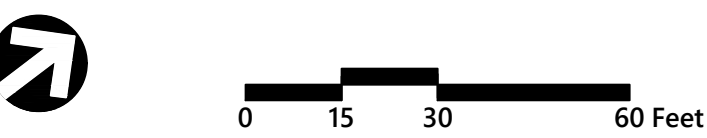
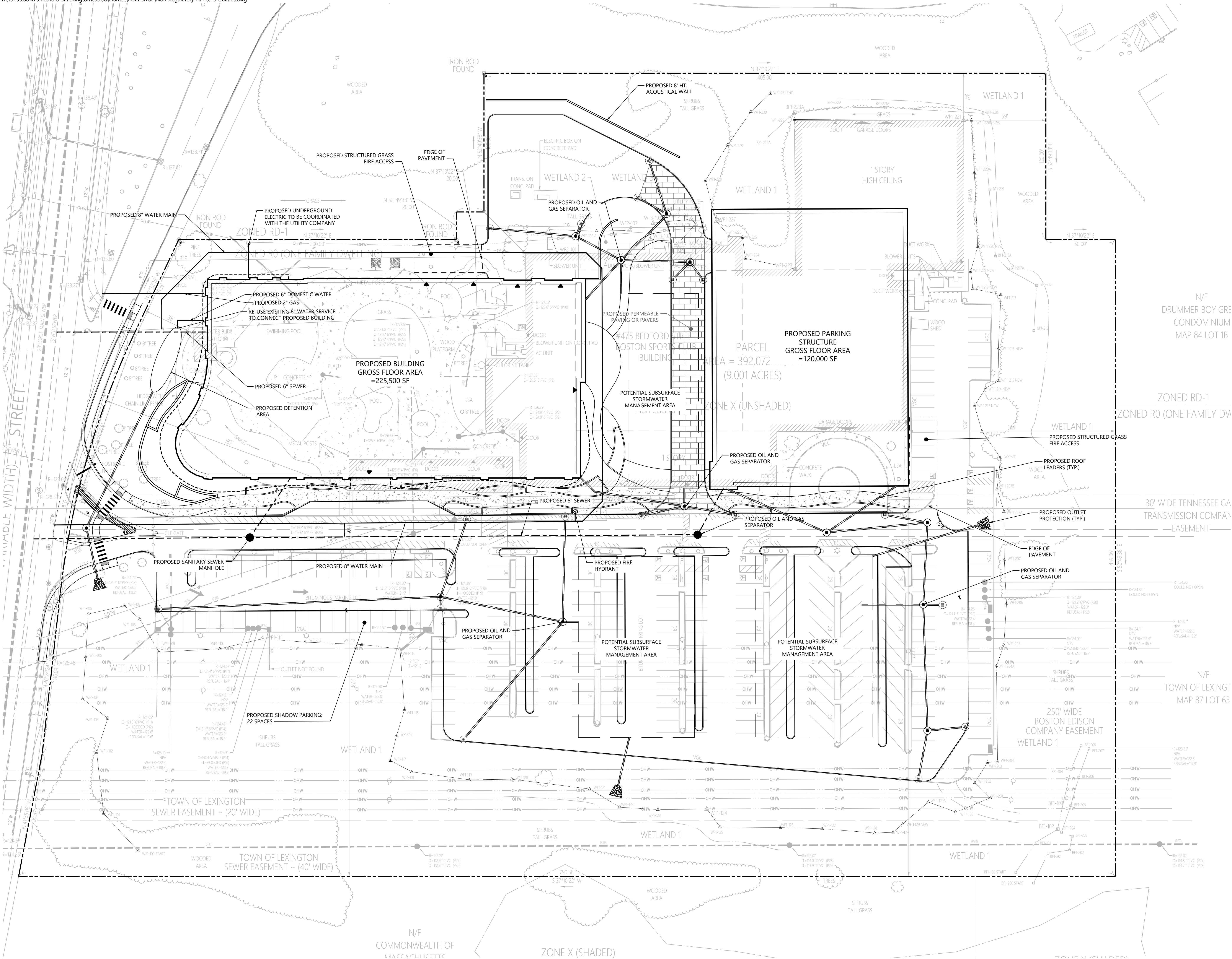
C2.00

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15233.00



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Designed by: _____ Checked by: _____

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Drawing Title: Site Utility Plan

Drawing Number

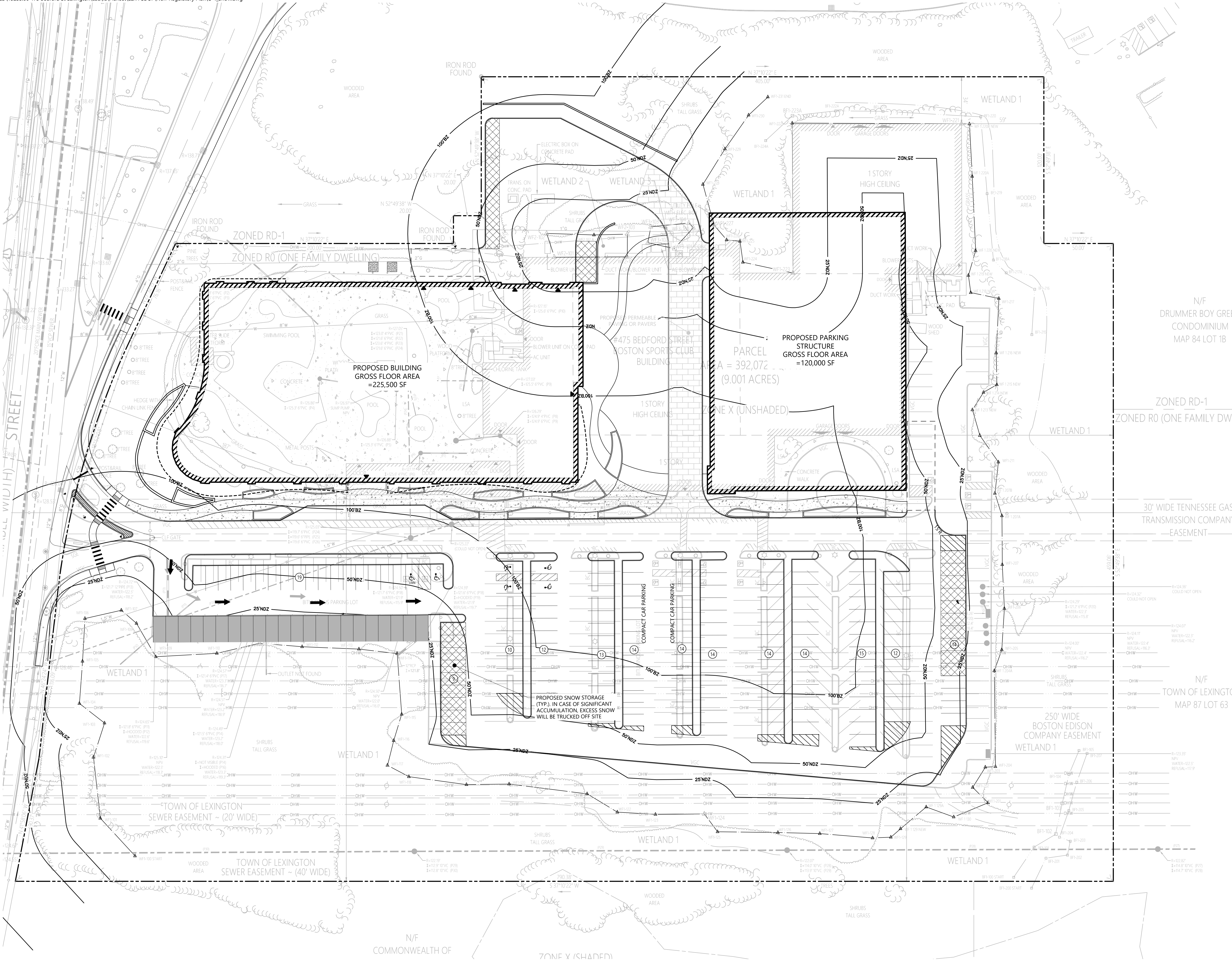
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15233.00



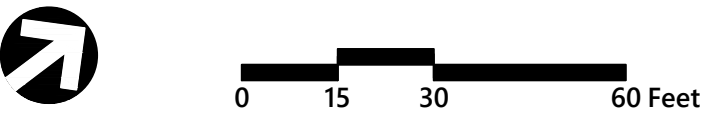
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N/F
DRUMMER BOY GRE
CONDOMINIUM
MAP 84 LOT 1B

ZONED RD-1
ZONED R0 (ONE FAMILY DW

30' WIDE TENNESSEE GAS
TRANSMISSION COMPAN'
EASEMENT



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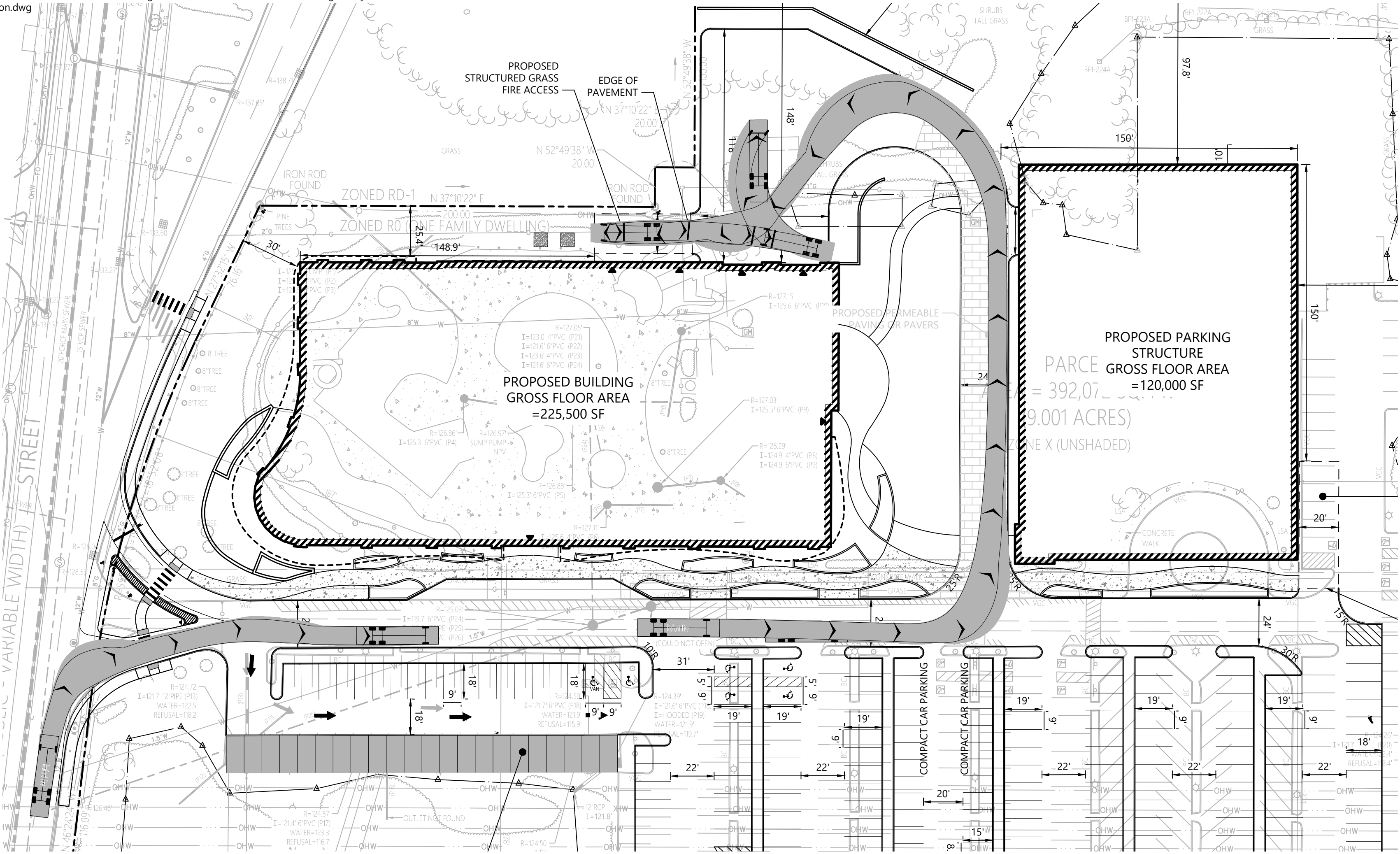
Drawing Title:
Snow Storage Plan

Drawing Number

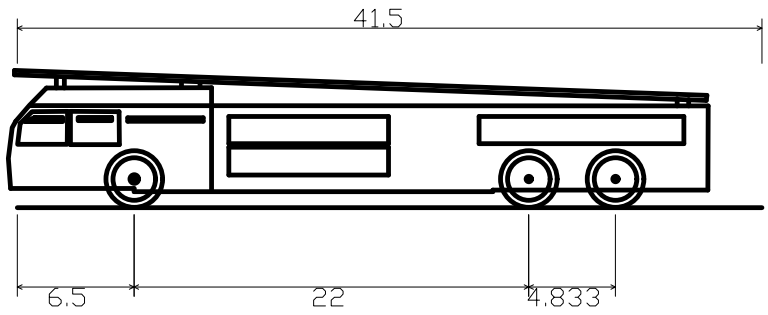
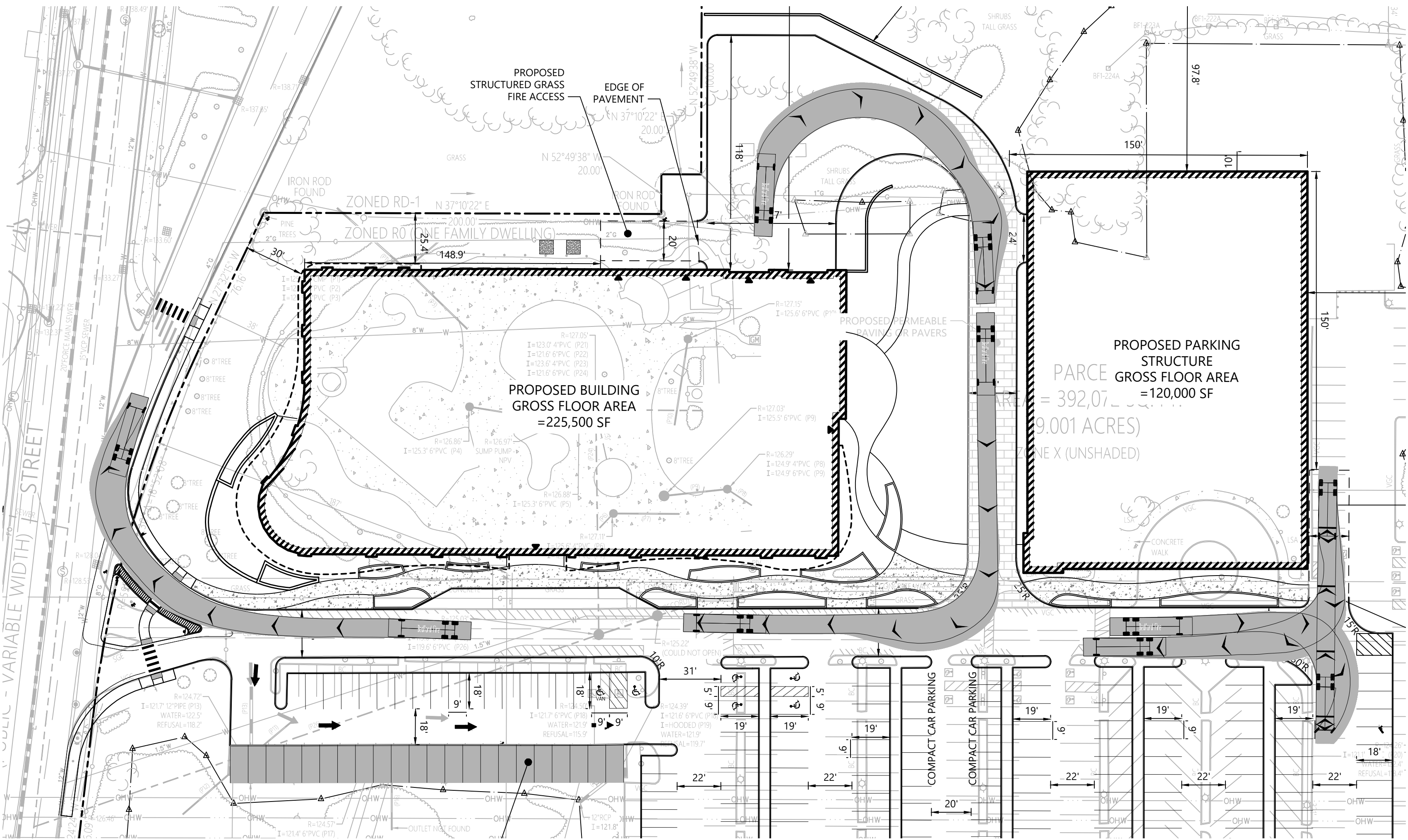
C4.00

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4 10

Project Number
15233.00



EMERGENCY RESPONSE



Ladder Truck
Overall Length 41.500ft
Overall Width 9.000ft
Overall Body Height 7.646ft
Min Body Ground Clearance 0.896ft
Track Width 9.000ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 41.00°

41.500ft
9.000ft
7.646ft
0.896ft
9.000ft
6.00s
41.00°

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Issued for _____ Date _____

Non-Regulatory Plans; Dec. 22, 2021
PSDUP

Not Approved for Construction

Drawing Title
Vehicle Circulation Plan

Drawing Number

C5.01

Sheet 5 of 10

Project Number
15233.00